

CPC Meeting – September 9, 2015
7:30 pm
Warren Recreation Building – Room 08

The Wellesley Community Preservation Committee met at 7:30 pm in room 08 of the Warren Recreation Building.

Present were the following CPC members: Barbara McMahon (Chair), Allan Port (Vice Chair), Steve Burt, Joan Gaughan, Susan Troy, Catherine Johnson, and Kathy Egan. CPC Assistant Nicole Ng was also present.

CPC Chair called the meeting to order at 7:33 pm.

Citizens Speak

None was present.

Invoice Approval

Approval was not possible because invoice for the archival processing has not yet been submitted.

Approval of Minutes: August 11, 2015

Ms. Gaughan moved to approve the minutes with edits. Motion was seconded by Ms. Johnson. The vote was unanimous.

NRC Request – Kelly Field Tennis Courts Study/Discussion of use of CPC Administrative Funds

Discussion continued from last CPC meeting regarding the use of CPC administrative funds to finance a study of the Kelly Field courts and land.

Ms. Gaughan handed out a map showing the location of the Kelly Field tennis courts and the surrounding land.

Ms. McMahon recapped details from the last meeting, and shared her subsequent follow up with Tom Harrington, Town Counsel, on the use of the administrative funds. The Counsel's written response, which had been forwarded to each member, validated such use.

From the Counsel's letter:

... if the CPC determines that a feasibility study or needs assessment study concerning the potential recreational project would be helpful to the CPC in carrying out its legislative functions, then the CPC may use its administrative funds for this purpose. As you have both noted, to use the administrative funds, the CPC itself must engage the consultant and commission the project for its own use.

With these criteria in mind, discussion ensued about whether CPC should commission a study with the funds, and why now.

Given that the town-wide land assessment will be years later, and the courts have been in disrepair for the last 9 years, repeatedly cut from town budgets, everyone agreed that the space is underused and the time to rehabilitate it is overdue. If CPC doesn't step in now, the courts will probably continue to be neglected for many more years.

Members discussed repairing the courts and keeping them for tennis but that scenario would not be optimal. The courts are nestled in wetlands behind homes. Access to the courts and parking will be difficult and is not available currently.

Mr. Burt added that the courts would not be suitable for pickleball either, due to the lack of parking and access.

Ms. Gaughan suggested that a good use for the space would be to remove the courts and turn it into a pocket park for residents to enjoy.

Community gardens or turning the space back into woodlands were other ideas suggested. Neighbors will also need to be polled for input.

Members agreed that a study is necessary to evaluate the best use for this land. They also support the idea of CPC commissioning the study and financing it with admin funds.

Since this will be the first time CPC formally uses admin funds in such a way, members agreed that a small study such as this would be a good vehicle to learn the process.

Questions were raised regarding what amount would require a request for proposal (RFP). The Kelly Field study will cost \$5,000. Ms. McMahon will follow up on the need for RFP.

The next step is to invite Brandon Schmitt from the NRC to CPC's next meeting to discuss further. Depending on the findings of the study, the timing might allow for a warrant at the spring ATM.

Old Business/New Business & Project Updates

NRC

Contracts were awarded to Horsley Witten for the Morses Pond Erosion Study and Ken Wagner for the Comprehensive Pond Management Plan.

High School Track and Field

Task Force will be coming in October to present updates, including the drawings that were funded by CPC and done by Gale Associates.

Private fundraising is going well; there is debate surrounding the naming policy for donations.

Library Chimney

CPC had funded a study to see if it's a viable project. The study is done but CPC has not received the report yet.

State Database

The State database has been recently updated except for the WHDC entries. WHDC needs to map all its appropriations to specific projects so they can be added as new entries in the database.

Wellesley Housing Commission

No new projects planned. Ice dam damages in Needham have taken priority for the director who oversees both Wellesley and Needham. The only news is that a no smoking policy has been put in place for public housing.

Wellesley Historic Commission

Need to follow up with Mr. Heuer regarding phase 2 of the historic inventory request.

Ms. McMahon urged everyone to come forward sooner rather than later with any new projects.

Adjourn

A motion to adjourn was made at 8:25 pm by Mr. Burt. It was seconded by Ms. Egan. The vote to adjourn was unanimous.

Next Meeting: Wednesday, October 14, Wellesley Police Station